

# Kansas State University

Mosier Hall – Interior Renovations for  
Pet Health Center  
Auditorium  
Research Suite

## PROGRAM

Prepared by College of Veterinary Medicine and/or in association with Facilities Campus Planning and Project Management (images by Clark Enersen Architects)



# Introduction

The Kansas State University College of Veterinary Medicine is dedicated to scholarship through innovation and excellence in teaching, research, and service to promote animal and human health for the public good.

Part of the Veterinary Medicine Complex, Mosier Hall, constructed in 1975, is home to the Veterinary Health Center (VHC), the Department of Clinical Sciences and the Department of Diagnostic Medicine/Pathobiology.

Current spaces within this building do not meet the needs for delivery of clinical service or clinical training of students in primary care of dogs and cats. A portion of the existing equine barn is currently underutilized with the completion of the New Equine Performance Testing Center. The existing Auditorium used to support teaching and training across all curriculums is outdated and does not have current technology or configuration that is needed to support the education and training required for veterinary medical education. Additional space is needed to support the research.

This project proposal will reconfigure and renovate existing areas within Mosier Hall to address the needed critical functions of clinical training, a contemporary auditorium, and new research suite.

## Site Map



## Project Description and Current Conditions

This project addresses three areas within Mosier Hall – auditorium space, Pet Health Center and a research suite. The project will be completed in three phases.

### PHASE 1

The first phase will be to provide a contemporary auditorium.

The two-story design of the current Frick Auditorium is outdated and does not facilitate active learning through student-faculty interaction or peer learning. Students in the back of the room cannot see classroom demonstrations (e.g. equipment or models) or hand movements/facial expressions of the instructors.

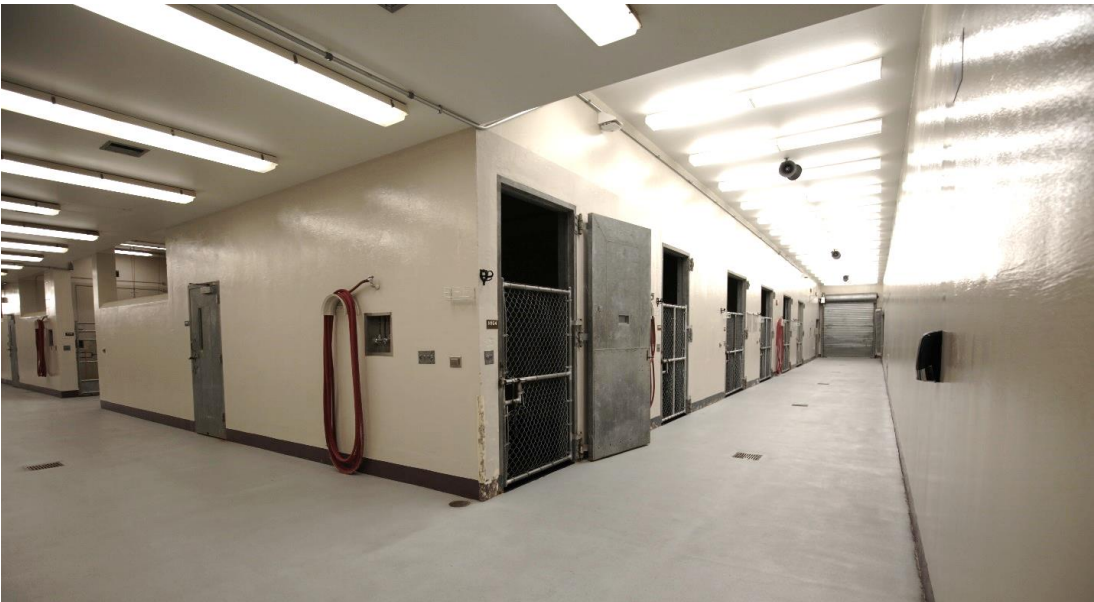


Existing Frick Auditorium

Due to the existing configuration of this space within this portion of the building, reconfiguration of the space to provide a contemporary auditorium is not achievable.

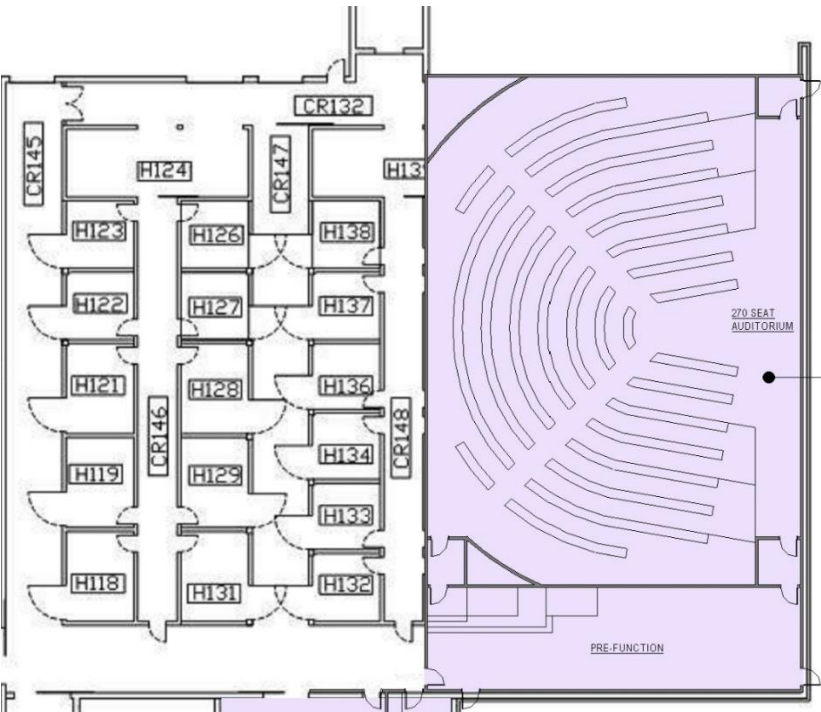
The currently, under-utilized space within the existing equine portion of Mosier Hall could provide for a better configuration for a contemporary auditorium. The existing floor to structural height of the existing space and the size of the floor footprint provides an opportune volume of space for the proposed auditorium renovation. The existing footprint will be completely transformed to provide a column free teaching space and pre-function area with dedicated restroom space.





Existing area of the Large Animal Hospital to be renovated.

This space could be reconfigured to a deep U configuration, with seating that allows for small group discussion and the ability to divide the auditorium into smaller classroom spaces. At full capacity, this auditorium could seat up to 270 occupants for guest speakers and orientation activities. Utilization of current audiovisual technologies would also enhance the educational and training features in this room. Also included with renovations of this area would be to update the existing restrooms to current accessibility codes.



New 270 Seat Auditorium

## PHASE 2

The second phase would be to repurpose the existing Frick Auditorium area.

The existing auditorium is a two story space. Repurposing for the space would include adding structure so the second floor could be extended into this volume. The first floor area would be renovated to house a new Pet Health Center. The second floor area would remain as unfinished space to be built out under a future Phase 3.

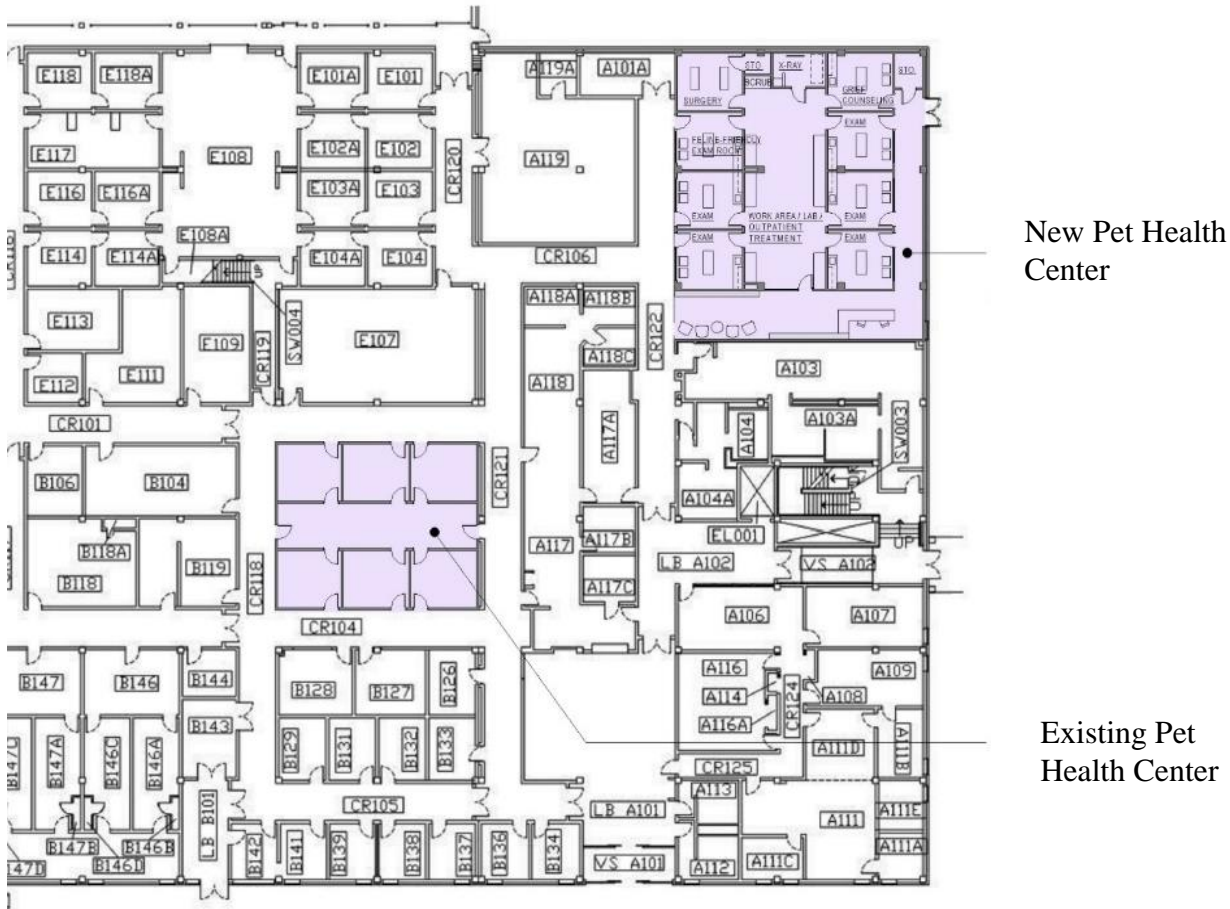
The existing space for the Pet Health Center is insufficient to provide students' with an authentic primary care experience. The area is cramped and does not provide adequate space for performing basic medical procedures.



Students working in the current shared workspace of the Pet Health Center.

The Pet Health Center shares a transaction desk and waiting room with the specialty hospital. The small animal caseload has outgrown our needs for examination rooms. Students from primary care and specialty services are often required to obtain patient histories in the waiting room.

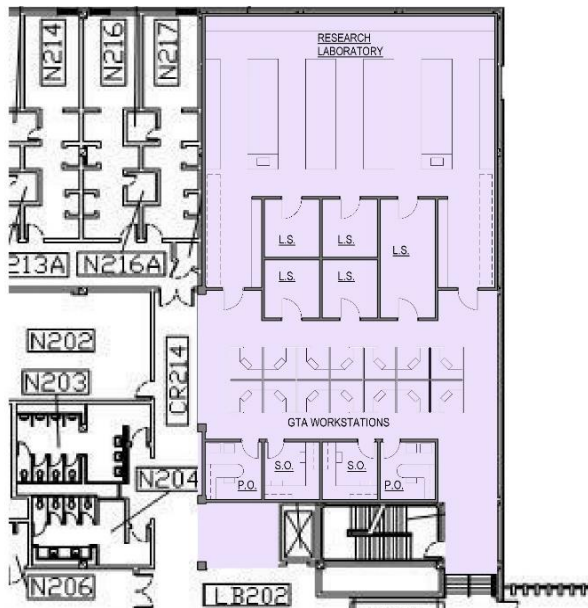
The repurposed space would address all these current insufficient spaces. The existing Pet Health Center could be reutilized for VHC specialty services (e.g. internal medicine, surgery, oncology, and cardiology).



Location of existing and proposed Pet Health Center within Mosier Hall

### PHASE 3

Future plans for phase 3 would be to build out the second floor shell space created in Phase 2. This build out would create research space as there are significant needs for research space throughout the College of Veterinary Medicine.



Second Floor infill of Frick Auditorium – proposed new Research Space.



# Space Description and Summaries

## Contemporary Auditorium (Phase 1)

Provide seating for 270 students in a collaborative style table and chair arrangement with utilization of current audiovisual technologies.



New 270 Seat Auditorium – view from pre-function area

## Pet Health Center (Phase 2)

The renovation will provide six additional examination rooms, a separate waiting room and a primary care transaction desk. Like private veterinary practice, the renovation will provide space and equipment for short anesthetic procedures and basic radiographic imaging. The new primary care center will be designed to follow all of the recommendations of a certified feline-friendly practice. Faculty will be able to provide learning objectives in applied principles of communication training and small business management, including key performance indicators and wellness packaging. The proposed renovation is to be a state-of-the art facility that will attract externship students from colleges of veterinary medicine across North America for advanced training in primary care and nutrition.



New Pet Health Center – view of transaction area

## Research Suite (Phase 3)

Areas to be included in the suite include space for graduate teaching assistants in an open office arrangement, staff offices, a large flexible research laboratory to support 14 researchers with supporting lab service space.

## Space Projection / Summaries

Phase 1 – Auditorium – (Repurpose portion of Equine Testing Center)		
Name of Space	Approx Size of Space	
Auditorium (270 seats at 20 SF per seat + 500 SF circulation/teaching area)	5,900	SF
Pre-function area and circulation	1,300	SF
Renovate existing restrooms for accessibility	500	SF
<b>Total</b>	<b>7,700</b>	<b>SF</b>

Phase 2 – Pet Health Center (1 <sup>st</sup> floor of existing Frick Auditorium)		
Name of Space	Approx Size of Space	
Exam rooms (6 at 180 SF)	1080	SF
Flexible exam room (grief counseling)	180	SF
Surgery	180	SF
X-ray	150	SF
Storage	85	SF
Work area / lab / outpatient treatment	800	SF
Reception / Check in / Waiting / circulation	725	SF
Restroom updates for accessibility	350	SF
<b>Total</b>	<b>3,550</b>	<b>SF</b>

Phase 3		
Name of Space	Approx Size of Space	
Graduate Teaching Assistant work stations (14 at 50 SF)	700	SF
Staff Offices (4 at 100 SF)	400	SF
Lab Support space	1,050	SF
Flexible Research Laboratory for 14 researchers (150 SF each)	2,100	SF
Circulation	350	SF
<b>Total</b>	<b>4,600</b>	<b>SF</b>



## Projected Budget

Estimate of Project Costs	Phase 1 and 2	Sub-Total	Total
<b>Construction</b>			
(Construction Cost, asbestos abatement, etc.)			
7,700 SF x \$450 (interior remodel – Phase 1 auditorium + seating)		3,465,000	
3,200 SF x \$125 (structural floor (2 <sup>nd</sup> floor)		400,000	
3,550 SF x \$350 (interior remodel – Phase 2 – Pet Health Center build out and restroom upgrades)		1,242,500	
			5,107,500
<b>Design Fees</b>			
(Architect, Engineer, other Consultants – testing / commissioning etc.)			692,500
<b>FF&amp;E</b>			
(Furniture, A/V, equipment, etc.)			1,000,000
<b>Contingency</b>			
(10%)			800,000
<b>Miscellaneous Costs</b>			
(Administrative fees, internal labor, etc.)			400,000
<b>Total</b>			<b>8,000,000</b>

Estimate of Project Costs	Phase 3	Sub-Total	Total
<b>Construction</b>			
(Construction Cost, asbestos abatement, etc.)			
4,600 SF x \$400 (interior remodel)			
			1,840,000
<b>Design Fees</b>			
(Architect, Engineer, other Consultants – testing / commissioning, etc.)			260,000
<b>FF&amp;E</b>			
(Furniture, A/V, equipment, etc.)			750,000
<b>Contingency</b>			
(10%)			300,000
<b>Miscellaneous Costs</b>			
(Administrative fees, internal labor, etc.)			150,000
<b>Total</b>			<b>3,300,000</b>

## **Funding**

The project will be funded from non-state funds with revenue from the KSU – Veterinary Clinical Outreach, Inc. affiliated corporation and corporate gifts from Hill’s Pet Nutrition and Boehringer Ingelheim. Since this project includes only phase 1 and 2, the research suite will remain as shell space for future fit-out once additional funding has been identified. Additional corporate support will be sought from non-competing pharmaceutical companies and private donations to complete the research suite and strengthen the amenities of the lecture hall and primary care center.

## **Maintenance**

Maintenance, utilities and operating costs will be covered from the College of Veterinary Medicine operating budget and current facilities staff since this project includes renovation of existing spaces and there are no significant changes in function or equipment.

## **Timeline/Schedule**

Architect Selection	November 2018
Concept Development (8 weeks)	January 2019
Design Development (8 weeks)	March 2019
Construction Documents (16 weeks)	June 2019
Construction Procurement / Contracts (4 weeks)	July 2019
Start Construction - Phase 1	August 1, 2020
Construction - Phase 1 (10 months)	Complete June 1, 2020
Occupy Phase 1	Fall 2020
Start Construction - Phase 2	End of May 2020
Construction – Phase 2 (6 – 7 months)	Complete December 2020
Occupy Phase 2	Spring 2021
Phase 3 – Future dates not established	